

Exhibit D; Equivalent Living Wage Jobs.

Oregon Economic Development Department indicates that the average Family Wage Job, 1993-1995, in Union County is just below \$20,000, (Oregon Employment Division, average annual payroll statistics for Union County).

KJC Consulting, (Economic Assessment for Hunaha Park, pp 18-19; attached) indicates that the economic benefit derived from the Hunaha Park is from \$22,451 to \$31,085. Using \$21,000 as the base for a family wage job, would suggest that the Hunaha Park provides the equivalent of 1 to 1-1/2 jobs.

This estimate of economic benefit is extremely conservative. The estimate assumes that each over night user will spend only about \$19 per day in Elgin. These expenditures do not include space charges to pay for the operation of the park. These charges are however, directly related to jobs and contribute an additional \$7 per over night user or about \$14,000 per year, equivalent to an additional 2/3 annual job.

Furthermore, the estimate of \$19 as a per person expenditure (KJC Consulting) for an over-night guest seems quite low. The average daily per person expenditure for an in-state visitor in a campground is \$38.26, and \$29.55 for a day visitor, (Oregon Visitor Profile, pg 81; davidson-peterson assoc, inc. copy attached).

Adding \$10.00 per visitor day for 2,000 visitors per year would be equivalent to one additional job. Thus the total estimated daily expenditure for an over-night camper is more closely to \$36.00. This is in line with the Oregon Visitor Profile data.

For 2,000 visitors per year, the annual economic impact to the community would be about \$72,000 outside dollars. This is directly equivalent to about 3-1/2 jobs. Recognizing that these monies will turn over several times in the community, the net benefit in equivalent jobs, is arguably as great as 5 full time jobs.

ECONOMIC ASSESSMENT FOR HUNAHA PARK

PREPARED FOR
THE CITY OF ELGIN, OREGON
September 13, 1994

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b. Economic Benefits

Economic benefits are the net financial impact to the community resulting from the facility's construction. However, only campers will be assumed to spend money because of the facility. This is because many of the day only users will be local residents who will not likely change their spending habits significantly because of the project. The values are taken from the Oregon Economic Development Department, Tourism Division which recorded an average expenditure of \$191.78 per in state tourist per year. Because many of these visitors will spend money in Elgin and other locations, 10% of this figure will be assumed to be spent in Elgin by RV campers (\$19.18 per user day). The range of RV day use is from 1,888 to 2,614 user days per year. These figures represent gross expenditures and must be adjusted to reflect economic impact.

18

Most expenditures will be retail and service in nature. The impact will benefit retail employees, local merchants, and those local businesses that support the retail and service trade. These types of impacts represent 62% of all tourism expenditures statewide. Other expenditures include motel receipts, airline expenditures, and public transportation services. To adjust the state average to reflect expenditures in the Elgin area, this percent of the gross expenditures represents the net economic impact on the community.

i. Gross Economic Impact

Worst Case Scenario	\$36,212
Best Case Scenario	\$50,137

ii. Net Economic Impact

Worst Case Scenario	\$22,451
Best Case Scenario	\$31,085

19

In-State Visitors
13. Average Daily Per Person Expenditures
By Accommodation Type

Base:	Total (1,388) \$	Hotel/ Motel/ Resort (420) \$	Visiting Friends/ Relatives (217) \$	Owned/ Borrowed (31) \$	Camp- ground (142) \$	Day Visitor (576) \$
Lodging	10.41	32.42	--	--	5.82	--
Food and beverage	14.13	21.08	15.78	18.55	9.86	9.25
Liquor purchases	1.35	1.84	2.62	3.38	0.74	0.54
Sport fees	2.27	1.84	2.70	5.80	1.41	2.43
Popular events admissions	1.70	2.28	2.35	1.56	1.06	1.20
Cultural performance admissions	1.26	2.53	1.30	0.71	1.11	0.39
Other evening entertainment	0.69	0.66	2.02	0.12	0.23	0.34
Historic/cultural site admissions	0.75	0.74	0.82	0.20	0.47	0.83
Other sightseeing/attractions	1.12	1.17	1.28	0.78	0.87	1.09
Shopping - Tourist	6.36	9.02	7.07	5.62	5.61	4.39
Shopping - General	7.87	9.97	9.58	14.91	3.50	6.39
Ground transportation	2.99	3.09	3.72	3.49	5.91	1.90
Lottery tickets	0.21	0.24	0.33	0.14	0.09	0.18
Gaming	0.22	0.57	0.18	0.06	0.03	0.03
Licenses/registrations/permits	0.24	0.09	0.13	0.32	0.46	0.33
All other	0.67	0.92	1.03	0.10	1.20	0.26
Total	\$52.23	\$88.47	\$50.90	\$55.74	\$38.36	\$29.55